

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-1  
AGENDA DATE: Thu 02/02/2006  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0153 – Decker Zoning - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as Decker Lane at Loyola Lane (Decker Creek Watershed) from community commercial (GR) district zoning to commercial-liquor sales conditional overlay (CS-1-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant commercial-liquor sales conditional overlay (CS-1-CO) combining district zoning. Applicant: A.M. Petroleum Inc. (Adam Ahmed). Agent: William Faust. City Staff: Robert Heil, 974-2330.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0153

**ZAP Date:** October 4, 2005  
November 1, 2005

**ADDRESS:** Southeast Corner of Decker Lane and Loyola Drives.

**OWNER/APPLICANT:** Adam Ahmed

**AGENT:** William Faust

**ZONING FROM:** GR-CO

**TO:** CS-1-CO

**AREA:** 0.266 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of general commercial services – liquor sales conditional overlay (CS-1-CO) combining district zoning. The conditional overlay would limit trips generated by the site to no more than 2000 vehicle trips per day and would prohibit pawn shops as a use.

The applicant agrees with the conditional overlay.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**October 4, 2005:** Postponed to November 1 at the request of the applicant

**November 1, 2005:** Approved CS-1-CO on consent (9-0)

**DEPARTMENT COMMENTS:**

The property in question is part of a larger site, zoned GR-CO in 2000. The existing conditional overlay prohibits pawn shops. The request is to rezone a portion on the interior of this larger site to CS-1-CO to allow for a liquor store.

Staff recommends the approval of the request. There are no significant objections or constraints to the operation of a CS-1 use on the site.

The property is located near the edge of the city of Austin full purpose city limits. The land to the south is unzoned county land.

To the north are undeveloped GR and MF-3-CO properties. The MF-3-CO was originally zoned as part of a S.M.A.R.T. housing project, but has since been decertified and the site remains vacant. Further to the north is the County Expo Center.

To the west, across Decker is undeveloped GR-zoned land, and further south on Decker are a variety of commercial uses, including trade schools and retail space. North-west are undeveloped GR tracts and a partially completed multi-family project.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-CO	Gas Station
<i>North</i>	GR & MF-3-CO	Undeveloped (and eventually County Expo Center)
<i>South</i>	Unzoned (County)	Undeveloped
<i>East</i>	Unzoned (County)	Undeveloped
<i>West</i>	GR & MF-2	Undeveloped and Mult-family

**AREA STUDY:** The property lies within the proposed Rogers Hill Neighborhood Planning Area, which has no scheduled date to begin its plan.

**TIA:** N/A

**WATERSHED:** Decker Creek      **DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No      **HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- Austin Neighborhoods Council
- NorthEast Action Group

**SCHOOLS: (AISD)**

Jordan Elementary School      Dobie Middle School      LBJ High School

**ABUTTING STREETS:**

<b>NAME</b>	<b>ROW</b>	<b>PAVEMENT</b>	<b>CLASSIFICATION</b>
Loyola Lane	108'	Varies	Arterial
Decker Lane	124'	Varies	Arterial

Capital Metro bus service is available along Loyola Lane and Decker Lane.

Loyola Lane is classified in the Bicycle Plan as a Priority 1 bike route.

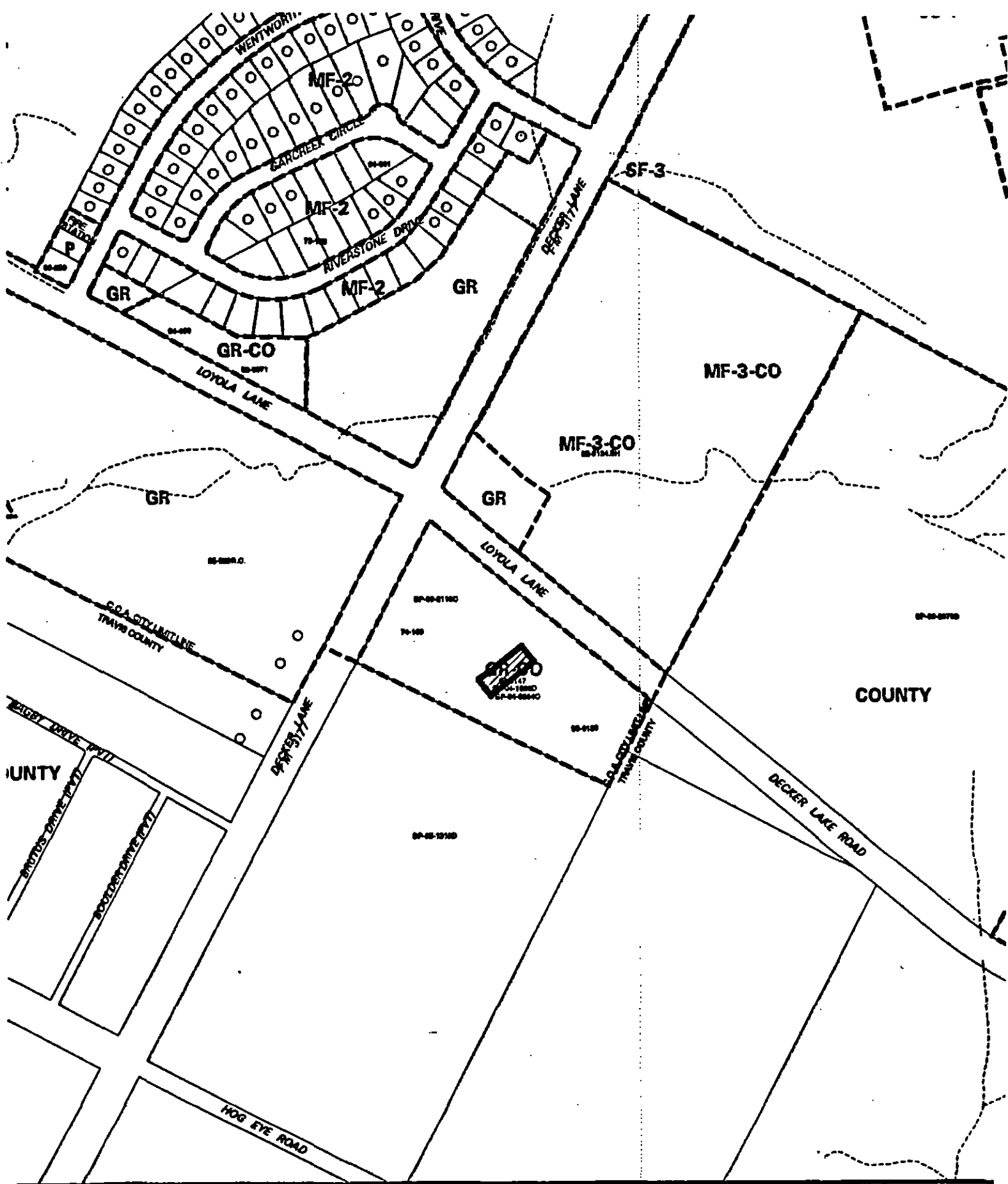
**CITY COUNCIL DATE:** 02/02/06      **ACTION:**

**ORDINANCE READINGS:**      1<sup>st</sup>      2<sup>nd</sup>      3<sup>rd</sup>

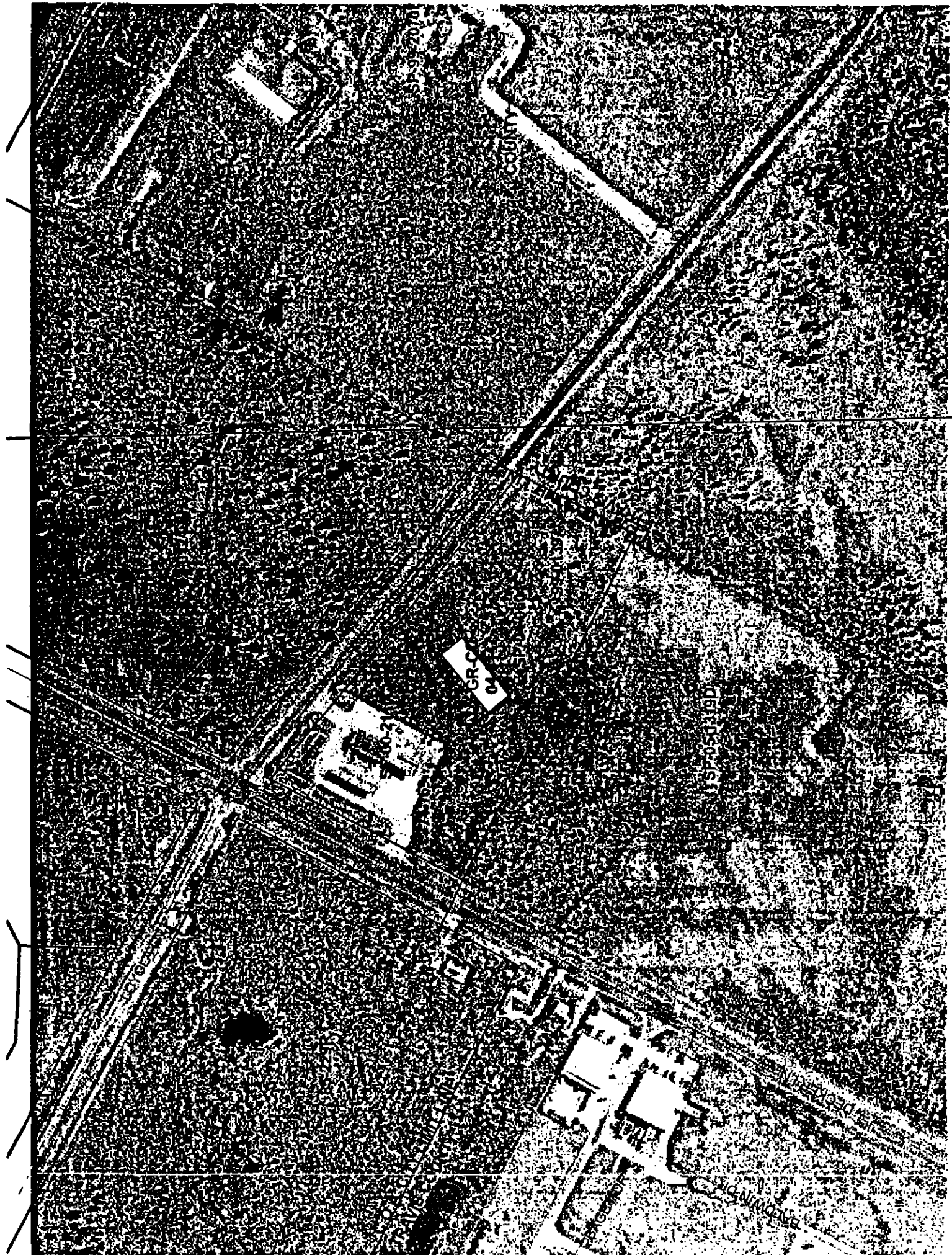
**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330



	<p><b>SUBJECT TRACT</b></p> <p><b>PENDING CASE</b></p> <p><b>ZONING BOUNDARY</b></p> <p><b>CASE MGR: R. HEIL</b></p>	<p><b>ZONING</b></p> <p><b>CASE #: C14-05-0153</b></p> <p><b>ADDRESS: DECKER LN AT LOYOLA LN</b></p> <p><b>SUBJECT AREA (acres): 0.266</b></p> <p><b>DATE: 05-09</b></p> <p><b>INTLS: SM</b></p>	<p><b>CITY GRID REFERENCE NUMBER</b></p> <p><b>P24</b></p>
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GR-C

USP-05-019D

10/10/00

**SUMMARY STAFF RECOMMENDATION**

C14-05-0153

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

CS-1 zoning for the property, while an upzoning from the existing GR zoning is sufficiently separated from residential uses as to not result in detrimental impacts to the neighborhood character.

**EXISTING CONDITIONS**

The property in question is part of a larger site, zoned GR-CO in 2000. The existing conditional overlay prohibits pawn shops. The request is to rezone a portion on the interior of this larger site to CS-1-CO to allow for a liquor store.

Staff recommends the approval of the request. There are no significant objections or constraints to the operation of a CS-1 use on the site. There are no physical constraints which would prevent development to CS-1 design standards.

The property is located near the edge of the city of Austin full purpose city limits. The land to the south is unzoned county land.

To the north are undeveloped GR and MF-3-CO properties. The MF-3-CO was originally zoned as part of a S.M.A.R.T. housing project, but has since been decertified and the site remains vacant. Further to the north is the County Expo Center.

To the west, across Decker is undeveloped GR-zoned land, and further south on Decker are a variety of commercial uses, including trade schools and retail space. North-west are undeveloped GR tracts and a partially completed multi-family project.

**Transportation**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 2,625 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the site is subject to the TIA previously approved for this tract with zoning case C14-04-0147. [LDC, 25-6-117]

Capital Metro bus service is available along Loyola Lane and Decker Lane.

Loyola Lane is classified in the Bicycle Plan as a Priority 1 bike route.

**Existing Street Characteristics:**

NAME	ROW	PAVEMENT	CLASSIFICATION
Loyola Lane	108'	Varies	Arterial
Decker Lane	124'	Varies	Arterial

**Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Decker Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

**Structural controls:** Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals which preempt current water quality or Code requirements.

**Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

**Site Plan**

- SP1. This site is subject to the Hazardous Pipeline Ordinance. Review by the Fire Department is required. LDC, 25-2-516.
- SP2. Development in a restricted pipeline area is regulated by Sec. 25-2-516. The site plan shows proposed structures within 100 feet of a hazardous pipeline easement. Please identify the actual location of the pipeline itself.
- SP3. Before a person may place a road, surface parking lot, or utility line in a restricted pipeline area, the person must deliver to the Director a certification by a registered engineer stating that the proposed construction activity and structure are designed to prevent disturbing the pipeline or impeding its operation. LDC, 25-2-516(D)(2)